ORDINANCE NO. 5565

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS, BY AMENDING ARTICLE II, CHAPTER 34 RELATING TO DEVELOPMENT STANDARDS FOR THE SH 190, IH 30 and IH 635 CORRIDORS;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Chapter 34, "Zoning", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by amending "Article II, State Highway 190 Development Standards", which shall read as follows:

"ARTICLE II DEVELOPMENT STANDARDS FOR SH 190, IH 30, and IH 635

Sec. 34.15 CORRIDOR BOUNDARIES

The Development Standards specified herein shall apply within the entire corridors described below.

A. SH 190

On the northeast side of SH 190 the corridor boundary shall be defined by the northern and eastern city limits bordering Richardson, Sachse and Rowlett. On the southwest side of SH 190 the corridor boundary shall be defined by the western city limits bordering Richardson from Lookout Drive south along Jupiter Road to Big Spring Road; east along the existing Big Spring Road and continuing east along a straight line extending from the intersection of Big Spring Road with Callejo Road (old Shiloh Road) to the main branch of Spring Creek; along the main branch of Spring Creek southeast to existing Brand Road; existing Brand Road east to Naaman School Road; Naaman School Road southeast to the Kansas City Southern Railroad; south along the Kansas City Southern Railroad to a straight line extending from the northernmost point of the Carriagehouse Village subdivision; along the northern boundary of the Carriagehouse Village, Carriagehouse Estates No. 5 and Carriagehouse Estates No. 1 subdivisions east to the southwesternmost point of the Detail Plan of Zoning File No. 93-24; the westernmost boundary of the Detail Plan of Zoning File No. 93-24 north and east to existing Crist Road; existing Crist Road northeast to Naaman School Road; Naaman School Road southeast to Pleasant Valley Road; Pleasant Valley Road east to the westernmost point of the Country Brook South No. 2 subdivision; the southern and western boundaries of the Country Brook South No. 2 subdivision; a straight line extending from the southernmost point of the Country Brook South No. 2 subdivision southeast to Centerville Road; Centerville Road south to Castle Drive; and a straight line extending east from the intersection of Castle Drive and Centerville Road to the city limit.

B. IH-30

Beginning at the city limit line and Locust Grove Road and continuing west along Locust Grove Road to Zion Road. Proceed south on Zion Road to Bobtown Road then east along Bobtown Road to the northwest corner of the Lake Crest Park subdivision. Following said boundary south then west to Lyons Road. Continue south on Lyons Road approximately 210 feet. From this point follow property line in Abstract No. 1036 west approximately 1140 feet then north to the south boundary of the Robert Finch Addition subdivision. Continue west along the south boundary of the Robert finch Addition and connecting property boundary approximately 1005 feet. Proceed north approximately 150 feet to the southeast corner of The Oaks Condominiums subdivision. Follow the south boundary of the Oaks Condominium subdivision west to the northeast corner of The Oaks No. 3 subdivision. Continue west along the boundary of the Oaks No. 3 subdivision to the southeast corner of The Brook subdivision. Proceed west, south and west along The Brook subdivision boundary to The Oaks No. 1 subdivision. Continue west from this point then south across Guthrie Road to the city limit line. Continue west then south then west along the city limit line turning north then east along the north I 30 service road approximately 3165 feet. Continue north from this point approximately 1270 feet west approximately 400 feet to the southwest corner of the Trisource No. 1 Replat subdivision. Continue along the west boundary of said subdivision to Duck Creek Drive. Continue east along Duck Creek Drive and Rowlett Road to Bobtown Road. Continue east on Bobtown Road to a point approximately 535 feet west of Waterhouse Boulevard. Follow property boundary northeast approximately 1200 feet then east to Waterhouse Boulevard then northeast along Waterhouse Boulevard to Hayman Drive. From said point continue northeast approximately 1325 feet to Roan Road. Go south along Roan Road to the southwest corner of the Windsor Park No. 2 subdivision then east along said subdivision south boundary then north along east boundary of said subdivision to Waterhouse Boulevard. Waterhouse Boulevard continue north approximately 340 feet then east to Zion Road. Continue north on Zion Road approximately 670 feet then east to the southwest corner of Planned Development 82-33 and continuing east along south boundary of said Planned Development to the southeast corner of Planned Development 82-33. From southeast corner of said Planned Development continue northeast to the northwest corner of The Terrace subdivision following the north boundary of said subdivision east to the west boundary of the Lakebluff Estates No. 2 subdivision then north along said west boundary to the southwest corner of the Lakebluff Estates subdivision. Continue northeast along the south boundary of said subdivision to the east boundary of said subdivision then northwest along boundary. Follow boundary west and north to Zion Road. Continue northeast along Zion Road to city limit line then city limit line east, south, west, and south to the point of beginning.

C. IH 635

Beginning at the intersection of LBJ Freeway and West Kingsley Road and continuing east along West Kingsley Road to the Kansas City Southern Railroad Continue southeast along the tracks to the Kansas City Southern Railroad spur then east along the spur to the west property line of Tract 3 in the McCree Industrial District subdivision. From said property line south to the Union Pacific railroad spur and east then north along said spur to Oakland Street, following Oakland Street east to South Shiloh Road. Continue north of South Shiloh Road to West Kingsley Road then east on West Kingsley Road to Denton Follow Denton Drive south to the northwest property line of the subdivision Kingsley Road Pecan Acres Replat. From said point continue south then east to the northwest corner of the Southgate Manor No. 5 subdivision. Follow this boundary line south then east to the northwest corner of Southgate Manor No. 2 subdivision then south along this subdivision line to the northeast corner of the Towngate Addition subdivision. From said point continue west to the northwest boundary of the Towngate Addition subdivision and follow the west boundary of said subdivision south to Millay Boulevard. Continue east of Millay Boulevard to Town Court and east on Town Court to a line crossing Buddy Graham Park to the southwest corner of the alley south of Clear Point Drive which is also the south boundary of the Southgate Acres No. 2 subdivision. Continue east along said boundary then north to the south boundary of the Southgate Acres No. 1 subdivision then east to Saturn Road. Continue south along Saturn Road to Northwest Highway following Northwest Highway east, then southeast to the northeast corner of the Montclair No. 1 subdivision. From said point, continue southwest to Broadmoor Drive then southeast along Broadmoor Drive to La Prada Drive. From the Broadmoor Drive/La Prada Drive intersection continue southwest to LBJ Freeway then northwest along LBJ Freeway to point of beginning.

Sec. 34.16 DEFINITIONS

- (A) Terms not defined in this Article shall have the meaning assigned to them in the Comprehensive Zoning Ordinance or the Code of Ordinances of the City.
 - (1) "Adjacent to Residential District" means located in such a manner as to be adjoining, contiguous with, or abutting a residential district boundary line even if separated by an alley, an easement, or a street.
 - (2) "Caliper" means the diameter of the trunk measured at a specific point above ground level. Trees up to and including four (4) inch caliper size shall be measured at six (6) inches above ground level. Trees exceeding four (4) inch caliper size (as measured at six (6) inches) shall be measured at twelve (12) inches above ground level. If a tree is of a multi-trunk variety, the caliper of the tree is the sum of the largest trunk plus one-half the total of all other trunks, measured at twelve (12) inches above the ground level.

- (3) "Commercial Site" means a site on which the primary use is a retail, restaurant, service, medical, institutional or recreational use and includes all multi-family and nonresidential sites not classified as industrial or office.
- (4) "<u>Developer</u>" means a person or persons responsible for the conversion of a tract of land into a site for the ultimate purpose of building on, or otherwise improving that site.
- (5) "<u>Development</u>" means the improvement of a site through the construction of infrastructure, buildings or structures.
- (6) "<u>Director of Planning</u>" means the Director of the Planning Department or a person designated by the Director of Planning.
- (7) "<u>District</u>" means a zoning district as provided by the City of Garland Comprehensive Zoning Ordinance.
- (8) "Enhanced Paving" means brick, tile, stone, concrete paving units, or colored, textured concrete, stamped to have the appearance of brick or other individual paving units.
- (9) "Evergreen Shrub" means a shrub of a variety identified by the Plant List as an evergreen shrub.
- (10) "Groundcover" means plants of species which normally reach a height of less than three (3) feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.
- (11) "Heavy Vehicle Loading Area" means a paved area designed to accommodate the maneuvering, loading and unloading, and parking of commercial vehicles having a length of twenty-seven (27) feet or greater.
- (12) "<u>Highly Reflective Glass</u>" means glass with an exterior reflectance percentage in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass.
- (13) "Industrial Site" means a site on which the primary use is an industrial or manufacturing use, where loading and unloading of commercial vehicles is part of the day to day function of the business. Industrial uses may include warehouse, office/showroom/warehouse, distribution centers, manufacturing, or combinations of those uses.
- (14) "<u>Landscape Architect</u>" means a person licensed to practice landscape architecture in the State of Texas.
- (15) "Landscaping" means live plant material including but not limited to grass, trees, shrubs, flowers, vines and other ground covers, land forms, water forms, planters, walks and plaza areas consisting of enhanced paving. The use of enhanced paving shall not dominate over the use of live plant materials.

- (16) "<u>Large Tree</u>" means a tree of a variety identified by the Plant List as a large tree.
- (17) "Light Vehicle Loading Area" means a paved area designed to accommodate the maneuvering, loading and unloading, and parking of commercial vehicles having a length of less than twenty-seven (27) feet.
- (18) "Major Arterial" means thoroughfares designated as Type A, B, C, DI and D2 on the City of Garland Thoroughfare Plan.
- (19) "Masonry" means the dominant non-structural exterior facade material consisting of the following:
 - (a) "Primary Masonry" means brick, stone or tile, hand laid unit by unit, or veneer simulations of these materials having the appearance of hand laid units.
 - (b) "Secondary Masonry" means Exterior Insulation and Finish Systems of natural aggregates and synthetic binders having a minimum applied 3/4 inch thickness, exposed aggregate, glass block and decorative concrete masonry units other than flat, gray block.
- (20) "Monument Sign" means any freestanding sign whose display face is contiguous with the ground; and is not elevated above grade by use of poles, struts, or wires.
- (21) "Mow Edge" means a projected concrete footing which is perpendicular to the base of the wall or fence and is contiguous with the ground for the purpose of restricting the growth of weeds and grasses within the area immediately abutting the wall or fence.
- (22) "Office Site" means a site on which the primary use is general office. For purposes of these standards, medical office sites will be classified as commercial sites.
- (23) "Outdoor Storage Area" means the storage of equipment, materials, goods, and supplies including the keeping of automobiles, trucks, boats, trailers, buses, and lawn and garden equipment which are not entirely enclosed within a building and which are not on temporary display for the purpose of being immediately available for sale to the public.
- (24) "Site" means any plot, tract or parcel of land or combination of contiguous lots, tracts or parcels of land which is developed (or intended for development) according to an overall site plan. A site shall be exclusive of any land dedicated for public use through the official platting process.
- (25) "Small/Ornamental Tree" means a tree of a variety identified by the Plant List as a small/ornamental tree.

(26) "Street Tree" means a tree of a variety identified by the Plant List as a street tree.

Sec. 34.17 REVIEW AND APPEALS PROCESS

- (A) It shall be the responsibility of each applicant submitting a request for approval of a zoning change, subdivision plat, or building permit within the SH 190, IH-30 or IH 635 development corridors, to confirm that the planned development complies fully with these Development Standards. A presubmittal conference with the staff of the Planning Department is advisable for counseling as to the applicability of these standards to specific sites and situations.
- (B) The Technical Plan Review Committee, composed of staff personnel as established by the Comprehensive Zoning Ordinance (Ordinance No. 4647), shall review the specific elements of site and building plans for development within the SH 190, IH 30 or IH 635 development corridors. Such plans shall be reviewed for compliance with the adopted Development Standards concurrent with the normal staff plan review process for other applicable codes and policies.
- (C) Where unique natural features such as soil characteristics, topography, geological characteristics, water features, and significant vegetation; or peculiarly-shaped building sites; or location of existing structures and other built features on the site inhibit creative site design or pose unnecessary constraints to appropriate development as a result of strict compliance with the requirements set forth herein, the Director of Planning may approve an alternative plan upon determining that such plan meets the intent of these standards and meets or exceeds a plan in strict compliance. If the Director of Planning determines that alternative compliance is not applicable, a request for an exception or variation from these standards may be filed with the Plan Commission as set forth in Sec. 34.17 (D).
- (D) The Plan Commission shall review all exceptions and requests for variations to these standards and determine compliance with the intent of these standards.
 - (1) The Plan Commission shall hold a public hearing on any request for a variation or exception to these standards. At least 10 days notice of the time and place of such hearing shall be published in the official newspaper of the City.
 - (2) Prior to hearing a request for a variation or exception to the standards notice of public hearing shall be sent to all owners of property, as shown on the current tax rolls, located within the area of application and within four hundred (400) feet of any property affected thereby, within not less than ten (10) days before such hearing is held. Such notice may be served by using the last known address as listed on the City tax roll and depositing the notice, postage paid, in the United States mail.

(3) All decisions of the Plan Commission in this regard shall be final unless appealed to City Council. When the Plan Commission denies a request for a variation or exception to the standards set forth in this Article, a hearing before the City Council shall be set only when an appeal is filed by the applicant with the City Manager within 15 days of the date of denial.

Sec. 34.18 BUILDING DESIGN

(A) General Provisions

All non-residential and multi-family residential buildings shall be designed by an architect registered in the State of Texas.

(B) Exterior Walls

- (1) No more than two basic materials in addition to glass may be used on any single building, one of which shall be masonry.
- (2) Exterior walls shall be composed of a minimum of 50% primary masonry product, a maximum of 50% secondary masonry product; and no more than 20% other non-masonry materials, excluding doors, windows or window walls. Percentage of masonry shall be measured for each expanse of exterior wall between corners of 15 degrees or more.
- (3) The Director of Planning may approve a masonry alternate when such material meets the following criteria: the material has a true unit masonry appearance; the material is safe and suited for the proposed use; and the material is demonstrated as durable as exterior unit masonry.
- (4) Buildings with linear frontage in excess of 80 feet shall have no less than 30% of the total area of their front facades offset a minimum of 4 feet, either protruding forward of or recessed back from the remainder of the facade, buildings having a linear frontage less than 80 feet shall have no less than 30% of the total area of their front facades offset a minimum of 2 feet.
- (5) Parking structures which are visible from adjoining properties and/or public rights-of-way shall have a finished quality and consist of colors and materials which blend with the facade of the surrounding buildings. Openings in each side of the parking structure facade may not exceed 52 percent of the total facade area of that side.

(C) Windows

(1) Highly reflective glass may not be used as an exterior building material on any building or structure. However, in order to encourage energy efficiency, the use of tinted or inward facing mirrored glass is allowed and encouraged.

(D) Multi-Family Developments

- (1) <u>Unit Size and Mix</u>: The average minimum dwelling unit size shall be 850 square feet. Not less than fifty percent (50%) of the total dwelling units shall be one bedroom, and the maximum number of three-bedroom units shall not exceed five percent (5%) of the total number of dwelling units. No efficiency units shall be permitted.
- (2) <u>Maximum Height</u>: The maximum height shall be thirty-one (31) feet from the first finished floor elevation to the top plate on the third floor, excluding third floor vaulted ceilings.

(3) Roofscapes:

- (a) Roofing materials shall be asphalt fiberglass composition shingles materials, or better such as tile, having a minimum 25-year warranty.
- (b) Minimum roof pitch shall be a 5:12 ratio.
- (c) Rooftop mounted air conditioning equipment shall be prohibited.
- (d) A minimum of thirty percent (30%) of the total dwelling units shall have one (1) vaulted ceiling with a twelve (12) feet high peak on the upper floor of any building.
- (4) <u>Storage Facilities</u>: An enclosed storage facility shall be provided for each dwelling unit which shall have direct access provided from that unit. The minimum size of each storage facility shall be twenty-five (25) square feet containing not less than one hundred seventy-five (175) cubic feet. A garage shall not count as storage.
- (5) <u>Club House</u>: A clubhouse with a minimum of 2,500 square feet in size shall be provided for any complex of 200 units or less; a minimum of 3,500 square feet in size for 201 to 350 units; and a minimum 4,000 square feet for 351 units or more. This facility shall be available to all residents of the development.
- (6) Swimming Pools: One swimming pool having a minimum of 800 square feet of surface water shall be provided for each complex. A second pool shall be provided in any complex greater than 250 dwelling units.
- (7) <u>Doors and Windows:</u> All entry doors shall be of steel construction. Mill finished aluminum windows shall be prohibited.
- (8) <u>Security Systems</u>: Each dwelling unit shall have a security system.

Sec. 34.19 BUILDING PLACEMENT

(A) Setbacks

All building setbacks shall comply with the requirements set forth in the Comprehensive Zoning Ordinance (Ordinance No. 4647). The following setback requirements shall also apply to non-residential and multi-family buildings within the SH 190, IH 30, IH 635 corridors. Where the setbacks set forth in the Comprehensive Zoning Ordinance are more restrictive than the requirements specified herein, the Comprehensive Zoning Ordinance shall prevail.

- (1) Setbacks From Property Lines Adjacent To Streets:
 - (a) No building of any kind and no part thereof shall be placed within the following setback lines:
 - (i) Minimum 50 feet from SH 190 right-of-way (including service road right-of-way). Minimum 30 feet from IH 3-or IH 635 right-of-way (including service road right-of-way).
 - (ii) Minimum 30 feet from right-of-way of all other streets in the SH 190 corridor; minimum of 20 feet in IH 30 or IH 635 corridors.
- (2) Setbacks From Property Lines Not Adjacent To Streets:
 - (a) No building of any kind and no part thereof shall be placed within the following setback lines:
 - (i) Minimum 15 feet from rear and side lines or 10 feet with landscaping if approved by the Plan Commission.
 - (ii) Minimum 40 feet abutting residential districts for single story buildings not exceeding 30 feet in height, or 30 feet with additional landscaping if approved by the Plan Commission.
 - (iii) All other buildings and those exceeding 30 feet in height which abut a residential district shall be set back from the residential district line not less than twice the height of the highest point on the building above grade. No setback shall be required in excess of 100 feet.

(B) Loading and Unloading

(1) Truck loading berths and apron space shall not be located on the street side of any building. However, in those instances where 3 or more sides of the building face dedicated streets, the Director of Planning may grant approval for street side location of loading berths and apron space.

(2) Truck loading berths and apron space shall not be located within any required setback or landscape buffer strip except as part of a common loading area designed to serve more than one building, as approved by the Director of Planning.

(C) Parking Areas

- (1) Parking areas shall not be permitted within any landscape buffer strip.
- (2) Parking areas shall not be permitted in front of the building except under the following circumstances or with approval of the Director of Planning.
 - (a) Limited visitor parking *not* to exceed 15 percent of the total required parking spaces.
 - (b) Required parking for buildings in which the primary use is retail, office/showroom/warehouse, and day care facilities.
 - (c) Parking may be provided in front of not more than one of the buildings served by a common parking area designated to serve more that one building.

(D) Multi-Family Building Placement

(1) Within a multi-family development, a minimum of fifty percent (50%) of the dwelling buildings within one hundred (100) feet of any public right-of-way shall be placed so that any side of such building shall have an angle of thirty (30) degrees or more to that right-of-way. The intent of this provision is to avoid the external appearance of long, monotonous building alignments and to provide for internal courts between building clusters for parking and open space/recreation.

Sec. 34.20 SCREENING AND LANDSCAPING

(A) General Requirements

(1) Compliance:

Landscaping shall be required on all developments within the corridors and shall be complete prior to the issuance of any certificate of occupancy or final building inspection for the development, except as provided by Sec. 34.20 (F)(3). An automatic underground irrigation system shall be installed and maintained for all required landscaping and shall be in place and operable at time of planting.

(2) Definition of "Building Site"

For the purpose of meeting the requirements of this section only, "Building Site" shall mean:

(a) One or more lots as identified by a subdivision plat filed in the plat records of the County of Dallas, Texas

or

(b) An area within the platted lot or lots that is delineated by the applicant and approved by the Director of Planning for the sole purpose of fulfilling the requirements of this section.

(3) Plans:

Landscaping shall conform to a landscape plan sealed by a landscape architect registered in the State of Texas. Plans shall be prepared on a standard size (24"x36") drawing sheet and shall contain the following information:

- (a) Project title and address, name, address and phone number of owner and landscape architect, date, north arrow and scale.
- (b) Boundary lines of the site, physical features of the site including but not limited to buildings, other structures, parking areas, loading areas, refuse storage areas, outdoor storage areas, walls and fences, adjacent paving such as streets, sidewalks, and alleys, utilities and related easements, drainage courses, and existing and proposed grades.
- (c) Existing trees shall be preserved in compliance with the Tree Preservation Ordinance No. 4698, and may be counted toward meeting tree planting requirements. A tree survey shall be provided identifying the location, species, and caliper of all trees, including those to be removed and those to be preserved.
- (d) The location of required screening and plant materials by botanical and common name, size and quantity.
- (e) The location of required automatic underground sprinkler system including water meter size and location, back flow prevention device, controller head and pipe sizes, layout and stations. (The details required by this subsection may be submitted on a separate drawing).
- (f) Information necessary to verify that the proposed screening and landscaping does not conflict with any other ordinances of the City, including but not limited to site drainage and blind corner (visibility) regulations.

(B) Landscaping Requirements

(1) Landscape Buffers:

A landscape buffer shall be provided fifty (50) feet in depth adjacent to the right-of-way of SH 190, thirty (30) in depth adjacent to IH 30 or IH 635, thirty (30) feet in depth adjacent to thoroughfares designated as Type A, B, C, DI and D2 on the City of Garland Thoroughfare Plan, and ten (10) feet in depth adjacent to all other roads. No parking may be placed within any landscape buffer. Pedestrian easements may be located within a landscape buffer. The width of the sidewalk may be included in the calculation of the buffer depth for fifty (50) and thirty (30) foot buffers, but may not be included in the calculation of the buffer depth for ten (10) foot buffers.

(a) Buffer Plantings.

- (i) Fifty (50) and thirty (30) foot buffers. One (1) Shumard Oak (Quercus shumardi), minimum four (4) inch caliper, shall be provided for each thirty (30) linear feet of frontage for all properties fronting SH 190, IH 30 or IH 635 and Type A, B, C, DI and D2 thoroughfares. The Shumard Oaks shall be planted to achieve a boulevard effect, approximately thirty (30) feet on center (no closer than twenty five (25) feet on center). They shall be placed a uniform distance 22.5 feet from the back of curb.
- (ii) Ten (10) foot buffers. One (1) large tree or three (3) small/ornamental trees shall be provided for each five hundred (500) square feet (or any fraction thereof) of landscape buffer, and shall be planted within the landscape buffer.

(2) Parking Lots:

A minimum percentage of the parking area shall be landscaped according to the following requirements. Such landscaping shall be distributed within the parking area, occurring within medians, islands, or peninsulas. All such landscape areas shall be protected by concrete curbing or other acceptable devices which prohibit vehicular access to landscaped areas. Bumper overhang shall not be included as part of required landscaping. A permeable area no less than four (4) feet by four (4) feet shall be provided surrounding each tree located in a surface parking area.

(a) <u>Industrial Sites</u>: A total of five (5) percent of the interior of the parking lot area located in front of the building, or on the side adjacent to a street shall be landscaped. One large tree or three (3) ornamental trees from the Plant List shall be provided for each ten (10) parking spaces, and planted within the five (5) percent area.

- (b) Commercial. Office and Multi-Family Sites: A total of five (5) percent of the interior of the entire parking lot regardless of location, shall be landscaped. One large tree or three (3) ornamental trees from the Plant List, shall be provided for each ten (10) parking spaces, and planted within the five (5) percent area. Trees shall be distributed so that no parking space is located more than one hundred (100) feet from a tree.
- (c) Exceptions: Parking lots one bay wide (60 feet) or less may provide the required interior landscaping on the perimeter of the parking lot. However, any perimeter landscaped area used to satisfy the interior requirement may not be included in other required buffer areas and shall be a minimum of five (5) feet wide, excluding bumper overhang.
- (d) Parking Lot Screening: Parking areas other than those for heavy vehicles shall be screened from public streets and adjacent residential districts. Screening shall consist of one or a combination of the following alternatives. In each case, screening shall, when viewed from any angle from the street or neighboring properties, screen the parking lot completely, giving the appearance of a continuous minimum height of twenty-four (24) inches above the top of the adjacent parking area curb.
 - (I) Masonry walls
 - (ii) Landscaped earthen berms
 - (iii) Evergreen shrubs
 - (iv) Any combination of the above
 - (v) Landscaping installed to meet the requirements of this subsection shall be in addition to any landscaping installed to meet the requirements of subsection (B)(2) above.
 - (vi) Where slope, grade differential, or setback between parking areas and surrounding properties accomplishes the intent of this section, the Director of Planning may waive the requirements of this section.
- (3) Site Landscaping:
 - (a) Minimum Percentage. A minimum percentage of each site shall be landscaped, according to the following requirements. Landscaped areas, for the purpose of meeting this requirement, shall include all outside plantable ground surface including buffers, parking lot landscaping, and other required landscaped areas. It shall not include areas inside buildings or any paved or hard surfaced areas such as walks, drives, parking areas, swimming pools, and hard

surfaced recreation areas.

- (i) Industrial and Commercial Sites: A minimum of ten (10) percent of the platted area of each site shall be landscaped.
- (ii) Office Sites: A minimum of fifteen (15) percent of the platted area of each site shall be landscaped.
- (iii) Multi-Family Sites: A minimum of forty (40) percent of the gross platted area of each site shall be devoted to landscaping, open spaces, pools and similar outdoor recreational activity areas.

(b) Single Family Detached and Duplex Sites

- (i) Two (2) street or large trees from the Plant List at least two (2) inches in caliper shall be provided in the front yard of all single family residential lots. Duplex lots shall require one such tree per unit.
- (ii) Yards adjacent to streets shall be turfed with hydromulch or sod. An acceptable means of soil erosion control in the rear or side yards shall also be provided.

(4) Medians:

All medians on all public and private streets and drives within development shall be landscaped. Medians on peripheral or boundary streets shall be exempt from this requirement. Median landscaping shall be installed and maintained by the developer or property owner and shall consist of, but not be limited to, the following:

- (a) A maximum of ten (10) linear feet of the nose of the median shall be enhanced paving. Where medians are tapered to accommodate left turn lanes, the entire length of the taper less than five (5) feet in width shall be enhanced paving.
- (b) One large tree at least three (3) inches in caliper from the Plant List shall be provided for every thirty (30) feet of median length including taper, or one ornamental tree at least eight (8) feet in height shall be provided for every twenty (20) feet of median length including taper. Required trees shall be placed a minimum of six (6) feet from the back of curb, or be centered within the median where the median is less than twelve (12) feet in width.
- (c) Grouped median plantings shall be consistent with existing or proposed parkway plantings.

(d) A minimum of twenty (20) percent of the landscape area shall be groundcover and shall be at least four (4) inch pots spaced twelve (12) inches on center. The remaining area shall be grass.

(C) Screening Requirements

- (1) General Screening Requirements:
 - (a) Screening Height: Screening height shall be a minimum of six (6) feet above the grade of abutting uses unless otherwise specified.
 - (b) Masonry screen walls:
 - (i) When walls are used for screening, both sides shall comply with the masonry definition and composition of Sec. 34.16(A)(19) and Sec. 34.18(B)(2), with a finish compatible with the architecture of the non-residential use.
 - (ii) Screen walls shall, when viewed at any angle from a public right-of-way or neighboring properties, completely obstruct the view of what is being screened from view.
 - (iii) Masonry screen walls shall have a minimum three (3) feet landscape buffer strip on the non-residential property side to allow for required landscaping in connection with all such screen walls.
 - (iv) Where a masonry screen wall faces a street right-ofway, a continuous reinforced concrete mow edge possessing a minimum width of twelve (12) inches shall be installed on the side adjacent to the street right-of-way. Mow edges shall have a minimum thickness of four (4) inches and shall be reinforced with a minimum of two (2) steel reinforcing bars threeeighths (3/8) inches in diameter, running continuously through the mow edge.
 - (v) Landscaping adjacent to screen walls shall consist of a minimum of one (1) small ornamental tree at least eight (8) feet in height for each ten (10) linear feet, or one (1) large tree at least three (3) inch in caliper evenly distributed for thirty (30) linear feet, placed no closer than twenty-five (25) feet on center. This is in addition to other required landscaping, for parking and the landscape buffer strip. (See Plant List for acceptable species).

(c) Earthen berms:

(i) Earthen berms shall have a maximum side slope of 3:1 and shall be entirely vegetated with turf or groundcover.

(d) Allowed combinations:

- (i) A combination of evergreen shrubs from the Plant List, at least thirty-six (36) inches in height and spaced triangularly no greater than forty-eight (48) inches on center, and earthen berms may be used to accomplish the required screening height. The berms shall have an average height of three (3) feet.
- (ii) A combination of masonry walls with required landscaping and earthen berms may be used to accomplish the required screening height.
- (2) Screening of Non-Residential Uses from Residential Districts:

Side yards, rear yards, and service sides of non-residential uses abutting residential districts shall be screened in accordance with subsection (1), above.

(3) Screening of Non-Residential Uses from Public Thoroughfares:

Where the rear yard or service side of a non-residential use is adjacent to a public thoroughfare and screening of the use is not specifically addressed elsewhere in this Article, it shall be screened according to subsection (1) above.

- (4) Screening of Multi-Family Uses from Single Family Districts:
 - (a) All property lines and access points to a multi-family development shall have a minimum six (6) feet high perimeter fence, which shall be constructed of masonry or wrought iron with masonry columns.
 - (b) Side and rear yards of multi-family residential uses adjacent to single-family residential and duplex districts shall be screened in accordance with subsection (1) above.
- (5) Screening and Landscaping of Single-Family and Duplex Residential Subdivisions:
 - (a) Where subdivisions are platted so that the rear or side yards of single-family or duplex lots are adjacent to a Type A, B, C or D thoroughfare (as designated on the City of Garland Thoroughfare Plan) or are separated from a thoroughfare by an alley, screening shall be provided in compliance with all provisions of subsection (1), above with exception of the following:

- (i) The three (3) foot landscape area and trees adjacent to masonry walls as provided in Sec. 34.20 (C)(I)(b) shall not be required.
- (ii) Where earthen berms are employed, additional easements (in addition to pedestrian easements) may be required when the berm is not contained within existing right-of-way or easement.
- (b) Where masonry walls as provided in Sec. 34.20 (C)(1)(b) are employed to screen residential subdivisions, the developer shall ensure the perpetual maintenance of such screening walls through one of the following methods:
 - (i) Where maintenance of common areas is required in addition to maintenance of required screening, the developer shall form a homeowner's association responsible for maintenance of the screening. The homeowner's association must be approved by the City Attorney and the Director of Planning. homeowner's association shall include in its bylaws a provision allowing the City to assess the homeowner's association for maintenance in the event the homeowner's association defaults in its maintenance obligations. A maintenance bond shall be provided by the developer issued to the homeowner's association for a period of two (2) years. The maintenance bond shall be in the amount of fifty (50) percent of the total cost of the initial construction of the screening. The establishment of the homeowner's association and provision of the maintenance bond shall occur prior to acceptance of the subdivision by the City.
 - (ii) Where no other common areas exist, the developer shall have the following maintenance options for masonry walls:
 - Option 1: Form a homeowner's association to maintain the required screening in accordance with the provisions of subsection (5)(b)(i) above.
 - Option 2: The City shall maintain the required screening if a maintenance bond is provided by the developer issued to the City for a period of two (2) years. The maintenance bond shall be in the amount of fifty (50) percent of the total cost of initial construction of the screening. The developer shall also pay twenty (20) percent of the total cost of initial construction to be placed in the City screening maintenance account. Both the bond and the assessment shall be paid prior to acceptance of the subdivision by the City.

- (c) Where earthen berms as provided in Sec. 34.20 (C)(I)(c) are employed to screen residential subdivisions, the developer shall ensure the perpetual maintenance of such earthen berms by forming a homeowner's association in accordance with the provisions of Sec. 34.20 (C)(5)(b)(i).
- (d) If residential development occurs in a non-residential district where such development is permitted but is not expected to be the dominant land use, screening shall be provided by the residential developer, but not as a requirement of the adjoining on-residential use. Such screening shall be installed in accordance with the provisions of subsection (1).
- (6) Screening of Site Features:

This section does not affect the requirements of Sec. 34.20 (C)(2) and 34.20 (C)(3), however, the provisions of Sec. 34.20 (C)(2) and (C)(3) may, in some cases, fulfill the requirements of this section.

- (a) Parking Lots: Parking lots shall be screened in accordance with Sec. 34.20 (B)(2)(d).
- (b) <u>Loading Areas</u>: Freight docks, loading areas, truck berths, and heavy vehicle storage areas shall be screened from all public rights-of-way and shall be screened from all abutting uses except when the abutting use is determined by the Director of Planning to be of equal or greater intensity.
 - (i) When stated activities abut or are otherwise parallel with and visible to public rights-of-way or residential uses, screening for the activity shall meet the requirements of Sec. 34.20 (C)(I) and, in addition, large trees shall be planted not more than thirty (30) feet on center adjacent to the side of the loading area which abuts or is otherwise parallel with and visible to public rights-of-way or residential districts.
 - (ii) When activities are otherwise visible from a public thoroughfare, screening height shall be adequate to screen truck berths, loading docks, heavy vehicles that are parked or stored, and storage of equipment of materials, when viewed at any angle from the street and or abutting use. Screening shall consist of one or a combination of wing walls or fences which are architecturally compatible with the exterior of the building or earthen berms in conjunction with trees and other landscaping.
 - (iii) When, in the determination of the Director of Planning, an activity abuts a use of lesser intensity (other than residential), the activity shall be screened by one or a combination of:

- Earthen berms and landscaping, including evergreen shrubs and trees used in combination to achieve a minimum screening height of eight (8) feet. Berms shall have a minimum average height of three (3) feet as measured from the top of adjacent street curbs, but in all cases shall have a maximum side slope of 3:1 or.
- Masonry walls and landscaping, including evergreen shrubs and trees used in combination to achieve a minimum screening height of eight (8) feet. Walls shall be a minimum of four (4) feet in height as measured from the top of adjacent street curbs.

(c) Outdoor Storage Areas:

- (i) Outdoor storage of merchandise, equipment, or materials which are essential or incidental to the use and which are not on temporary display for the purpose of being immediately available for sale to the public (where allowed by the Comprehensive Zoning Ordinance) shall be screened from all public rights-ofway and abutting uses, except when the abutting use is determined by the Director of Planning to be of equal or greater intensity.
- (ii) When outdoor storage areas abut or are visible to public thoroughfares or residential districts; screening shall meet the requirements of Sec. 34.20 (C)(1).
- (iii) When outdoor storage areas abut a use of lesser intensity (other than residential), the outdoor storage area shall be screened by one or a combination of the following:
 - Earthen berms and landscaping, including evergreen shrubs used in combination to achieve a minimum screening height of six (6) feet. Berms shall have a minimum average height of three (3) feet as measured from the top of adjacent street curbs, but in all cases shall have a maximum side slope of 3:1.
 - Masonry walls and landscaping, including evergreen shrubs or trees used in combination to achieve a height of at least six (6) feet. Walls shall have a minimum height of four (4) feet as measured from the top of the adjacent street curbs.
- (iv) When outdoor storage areas abut a public right-ofway which is not a thoroughfare, such as an alley, screening shall meet the requirements of Sec. 34.20 (C)(1), except when these or similar uses

predominate an area and when such use is situated in a manner that precludes its being visible from a public thoroughfare.

- (d) Refuse Storage Containers: Refuse storage containers shall be screened from public thoroughfares and adjacent properties. Refuse containers which are not entirely screened from these areas by meeting the requirements of other sections shall be screened on three (3) sides by masonry walls six (6) feet in height. The building serviced by the container may constitute screening on one or more sides if it achieves the intent of this section. An opening shall be provided on the fourth side for access by refuse collectors. Such openings shall have a minimum width of twelve (12) feet to accommodate refuse collection.
- (e) Ground-Mounted Equipment: All ground-mounted equipment, including pad-mounted transformers, telephone switch boxes, and gas meters, shall be reasonably screened from the view of public rights-of-way and from the view of adjacent properties. Whenever possible, appurtenances for utility services shall be installed at the rear of the structures which they service. All required screening shall meet clearances as required by affected utility companies.
 - (i) "Reasonably screened" shall mean screening to the greatest extent possible toward the goal of balancing the negative aesthetic impact of the appurtenance without interference with the safe operation and maintenance of the equipment being screened.
 - (ii) Acceptable means of screening are:
 - Landscaping, including trees or evergreen shrubbery.
 - Earthen berms in conjunction with landscaping.
 - Masonry walls in conjunction with landscaping.
- (f) <u>Wall-Mounted Equipment</u>: Wall-mounted equipment, including meters (such as electric meters), shall be screened by one of the following methods. All required screening shall meet clearances required by affected utility companies.
 - (i) Landscaping, including trees or evergreen shrubbery.
 - (ii) Masonry walls in conjunction with landscaping.
 - (iii) Wall-mounted screening devices such as cabinets or partitions which are architecturally compatible with the structure.

- (g) Roofscape: All roof-mounted equipment including, but not limited to, fans, vents, and cooling towers shall be screened so as not to be visible to the immediate ground level and the ground level of adjacent properties. In addition, roof-mounted equipment shall be placed and finished in a manner which minimizes its visibility from overhead views from nearby buildings and elevated thoroughfare sections.
 - (i) Overall screening height shall be the height of the highest element of roof-mounted equipment.
 - (ii) The outside of the screening device shall be painted or otherwise finished so as to be similar in color to the color of the roof surface or to the color of the building facade or trim, whichever color is more effective in minimizing the visibility of the equipment and screen from ground level.
 - (iii) Roof-mounted equipment and the inside of the screening device shall be painted or otherwise finished so as to be similar in color to the color of the roof surface in order to minimize the visibility of the equipment and screening device from overhead views.
 - (iv) Roof color shall be compatible with building color.
 - (v) To the greatest extent possible, roof-mounted equipment shall be placed in a linear configuration except for normal plumbing vents or flues.
- (h) Screening Within Multi-family Developments: All satellite dishes/antennas, refuse collection areas and refuse compactors within a multi-family development shall be placed unobtrusively and screened from view of the perimeter of the multi-family development.

(D) Installation

All required landscaping shall be installed by a landscape contractor. All required irrigation shall be installed by a licensed landscape irrigation contractor.

(1) Planting Standards:

The following standards shall apply to all required plantings:

(a) Tree sizes shall be as specified in other relevant sections of this article. Trees shall be proportionally shaped and branched for their size, according to landscape industry (American Association of Nurserymen or equivalent) standards.

- (b) Shrubs planted to meet parking lot screening requirements shall be at least eighteen (18) inches in height, spaced no more than twenty-four (24) inches on center.
- (c) Shrubs planted to meet all other screening requirements shall be at least thirty-six (36) inches in height, spaced no more than thirty-six (36) inches on center.
- (d) Turf and groundcover planted in required landscape areas shall attain 100 percent coverage within one year of planting.
- (e) All plants shall be free of insects and disease and be in a healthy growing condition at the time of planting.

(2) Hardscape Standards:

All hardscape materials (brick payers, textured concrete, and other decorative paying materials) shall meet or exceed industry standards for strength and durability. Installation of hardscape materials shall be performed by a licensed concrete contractor, landscape contractor, or other contractor certified to perform the necessary work.

(E) Maintenance

(1) Landscaping:

The owner, tenant, and their respective agents, if any, shall jointly and severally be responsible for the maintenance of all This shall include, but not be limited to, pruning, landscaping. fertilizing, watering, mowing, weeding, and other such activities necessary to the proper maintenance of landscaping. No plant material shall be allowed to encroach on rights-of-way and easements to the extent that motorists' vision or vehicular traffic is impeded. Automatic irrigation facilities for watering required plant materials shall be required and in place at time of planting, and shall be maintained in proper operating condition. Landscaped areas shall be kept free of trash, litter, weeds, and other such materials that are not part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. All plant material which dies shall be replaced with plant material of required variety and size, within thirty (30) days written notice by the City. This time period may be extended if weather conditions inhibit installation of new plant materials.

(2) Mow Edges:

The structural integrity of concrete mow edges shall be maintained. Maintenance shall be provided by the owner of the property being screened. Where mow edges are installed on City right-of-way the mow edge shall be maintained by the owner of the property being screened unless such maintenance has been accepted by the City as specified elsewhere in this section.

(F) Enforcement

The Building Inspection Department is responsible for enforcement of these standards.

- (1) It shall be the responsibility of the landscape contractor to contact the landscape inspector when a project is ready for inspection. A minimum forty-eight (48) hour notice will be required to schedule an inspection. The landscape inspector will check to see that all requirements of this Article and the approved landscape plans are complied with before releasing a building final or certificate of occupancy.
- (2) Any plant material not in compliance may be rejected by the landscape inspector. In such cases, the certificate of occupancy or building final will be held until all landscape plantings are in compliance with all sections of this Article.
- (3) In cases where required planting is delayed because of weather, the landscape inspector may, upon approval of the Building Official and with posting of a bond by the property owner or developer equal to 100 percent of the uncompleted work, allow a temporary certificate of occupancy (maximum 180 days) until required landscaping is installed. If required landscaping is not installed within the designated grace period, a permanent certificate of occupancy will not be issued, and the existing business will cease operation until all required landscaping is installed and has passed inspection.

(G) Plant List

Street Trees

Chinkapin Oak
Shumard Red Oak
Live Oak
Cedar Elm
Burr Oak

(Quercus muhlenbergi)
(Quercus shumardi)
(Quercus virginiana)
(Ulmus crassifolia)
(Ouercus macrocarpa)

Large Trees

All of the above, plus:

Green Ash (Fraxinus pennsylvanica) Chinese Pistachio (Pistacia chinensis) (Ulmus americana) American Elm Chinese Elm (Ulmus parviflora) Pecan (Carya illinoisensis) Sweetgum (Liquidambar styraciflua) Magnolia (Magnolia grandiflora) Bald Cypress (Taxodium distichum)

Small/Ornamental Trees

Wax Myrtle (Myrica cerifera)

Crape Myrtle (Lagerstroemia indica)

Yaupon Holly
Bradford Pear
Mexican Plum
Redbud
Eastern Red Cedar

(Ilex vomitoria)
(Pyrus calleryana)
(Prunus mexicana)
(Cercis canadensis)
(Juniperus virginiana)

Evergreen Shrubs -6' screening

Eastern Red Cedar (Juniperus virginiana) Fraser's Photinia (Photinia fraseri)

Nellie R. Stevens Holly
Burford Holly
Eleagnus
(Eleagnus angustifola)
(Flotilia liaseli)
(Ilex "Nellie R. Stevens")
(Eleagnus ebbingi) or
(Eleagnus angustifola)

Everareen Shrubs - 2' screening of parking lots

(recommended plants)

Dwarf Burford Holly (Ilex cornuta burfordi nana)

Dwarf Yaupon Holly (Ilex vomitoria Nana)
Compact Nandina (Nandina compacta)
Dwarf Indian Hawthorne (Raphiolepsis indica)

Dwarf Palmetto (Sabal minor)

Crimson pygmy barberry (Berberis phúnbergii atropurpurea

"Crimson Pygmy")

Sec. 34.21 SIGNS

(A) Except as provided herein, erection and maintenance of private signs shall be in accordance with Article VI of Chapter 30 of the Code of Ordinances. These sign standards shall promote effective and efficient communication in a manner which does not visually detract from buildings, vistas and other site features in the corridor; and in a manner which promotes traffic and pedestrian safety.

(B) General Provisions

(1) Definition of "Site"

For the purpose of meeting the requirements of this section only, "site" shall mean a building which houses a single activity and the contiguous grounds and parking areas which exclusively service that building or any number of activities housed by a single building or multiple buildings which share common egress or ingress from a public street or right-of-way.

- (2) Wind devices and heavier-than-air inflatables are prohibited with exception of temporary banner signs. Temporary banner signs shall be permitted subject to the provisions of Section 30.94(G) of the Code of Ordinances of the City of Garland, Texas.
- (3) Erection or display of real estate directional signs on the SH 190, IH 30 or IH 635 right-of-way is prohibited.
- (4) Vehicular signs are allowed provided:
 - (a) "Vehicular sign" means any sign on a vehicle moving along the ground or any vehicle parked temporarily, incidental to its principle use for transportation. This definition shall not include signs which are being transported to a site of permanent erection.
 - (b) No vehicular sign shall remain within one hundred (100) feet from a street right-of-way on a site on which the business is located other than during actual use of the vehicle to which the vehicular sign is attached for transportation purposes.
 - (c) A vehicular sign shall be incidental to the bona fide use, for transportation purposes, of the vehicle to which the vehicular sign is attached. If a vehicle displaying a vehicular sign is not in bona fide use for transportation purposes, the vehicle shall be deemed to be a freestanding sign and subject to all provisions of this chapter pertaining to freestanding signs. It shall be a rebuttable presumption that a vehicle displaying a vehicular sign is not in bona fide use for transportation if the vehicle is stopped, parked, or allowed to remain at the same location within the site for any period exceeding twenty-four (24) hours or contains arrows or any directional information relating to the business.

(C) Provisions for Business Zoning Districts

- (1) The provisions of Sec. 34.21 (C)(2) through Sec. 34.21 (C)(4) apply to all signs in business zoning districts unless the sign is within twenty-five (25) feet of either a residential zoning district boundary or a public park of more than one acre. Signs within twenty-five (25) feet of either a residential zoning district boundary or a public park of more than one acre shall be governed by the provisions for residential zoning districts as set forth in Sec. 34.21 (D)(1) through Sec. 34.21 (D)(3).
- (2) General provisions applicable to signs in business zoning districts.
 - (a) In business zoning districts, no illuminated sign shall have a luminance greater than three hundred (309) foot candles. The restrictions of luminance in this section shall be determined from any other premise or from any public right-of-way other than an alley.

- (b) No sign or part of any sign shall flash, change its illumination or copy, rotate, move or create an illusion of movement, except that:
 - (1) Time and temperature informational signs which are oriented to be read from public ways may be allowed; provided, that no change of message occurs more than once each three (3) seconds or less than once each five (5) seconds.
 - (2) Reader boards which are oriented to be read exclusively within the site and which are not imminently visible from a public way are allowed.
 - (3) Marquee signs which meet all the requirements of either the attached, monument or freestanding sign provisions are allowed.
- (c) The Plan Commission may permit the erection of subdivision entrance signs on any legally erected structure in any industrial, office, or commercial subdivisions. Such signs are exempt from compliance with the provisions of Sec. 34.21 (C)(4). The maximum sign area of such signs shall not exceed fifty (50) square feet. The maximum number of signs permitted for each subdivision shall be two (2) signs per street entrance into the platted subdivision area. The sign height, maximum sign area location on the site, words, setbacks, and graphic presentation of the sign, and number of signs per subdivision shall be prominently indicated on the plans submitted to the Plan Commission.

(3) Freestanding signs

- (a) Number of Freestanding Signs:
 - (i) Only one freestanding sign of any type, including monument signs, may be erected on any site, except that:
 - (a) Where a site possesses frontage on at least two streets, a maximum of two (2) monument signs may be used in lieu of a single freestanding sign.
 - (b) Fast food and drive-through restaurants may have menu sign(s) not exceeding eight (8) feet in height nor thirty-five (35) square feet in area.
 - (c) Signs not exceeding sixteen (16) square feet and not exceeding six (6) feet in height are allowed for an activity providing engine fuel sales which advertise prices of fuel on premises. No activity shall have more than one such sign per street front. In no case shall such

sign be freestanding, except that where a freestanding pole sign exists and is allowed, such sign may be attached to the pole sign support in addition to the sign thereon supported. In no case shall a sign so supported have a distance of less than twelve (12) feet from the ground below as measured from the bottom of the fuel sign to the nearest grade.

(b) Setback:

- (i) Freestanding signs may be located no closer than twenty-five (25) feet to the street right-of-way. Monument signs may be located no closer than fifteen (15) feet to the street right-of -way.
- (ii) No part of a freestanding sign shall be closer than twenty-five (25) feet measured radially to another freestanding sign on an adjacent sign site, nor shall any part of a freestanding sign on the same site be closer than one hundred (100) feet radially to another freestanding sign on that same sign site.

(c) Size and Height:

- (i) No freestanding sign other than a monument sign shall exceed one hundred fifty (150) square feet in area or twenty-two (22) feet in height except as herein provided. No monument sign shall exceed fifty (50) square feet in area or seven (7) feet in height.
- (ii) Freestanding signs may incorporate embellishments or cut-outs; provided, that they shall not exceed twenty (20) percent of the area of the sign face and that they shall not extend beyond the sign face a distance exceeding eighteen (18) inches as measured horizontally.
- (iii) Any freestanding sign located in such a manner as to allow, or is likely to allow, the passage of vehicular traffic beneath shall have a minimum distance of fourteen (14) feet as measured from the bottom of the sign to the ground immediately below.

(4) Attached Signs

Attached signs are permitted in business districts in accordance with the following provisions:

(a) Location:

(i) Attached signs shall be allowed only on tenant spaces which have an exterior public entrance, except that attached signs which identify the building name or

principal occupant shall be allowed regardless.

- (ii) Attached signs must be attached to the tenant space which the sign advertises or identifies, except that attached signs which identify the building name or principal occupant shall be allowed anywhere on the building provided such sign is in accordance with other applicable provisions of this ordinance.
- (iii) No attached sign shall project a distance greater than eighteen (18) inches from the architectural element to which it is affixed.
- (iv) Where an attached sign is placed in such a manner as to project a distance greater than two (2) inches into a private driveway or other private area likely to be used by vehicular traffic or where the sign is placed in such a manner as to allow the passage of vehicular traffic beneath it, the sign shall have a minimum distance of fourteen (14) feet measured from the bottom of the sign to the ground immediately below.
- (v) Where an attached sign is placed in such a manner as to project a distance greater than two (2) inches into a pedestrian walkway or other area likely to be used by pedestrian traffic or where the sign is placed in such a manner as to allow the passage of pedestrian traffic beneath it, the sign shall have a minimum distance of eight (8) feet; as measured from the bottom of the sign to the ground immediately below.

(b) Sign Area:

- (i) <u>Single Occupant Buildings</u>: The maximum sign area of an attached sign(s) on a single occupant building is equal to the square footage of one and one-half (1.5) times the width of the main entrance (front) wall of the building.
- (ii) Multi-Tenant Buildings: The maximum sign area of an attached sign(s) on a multi-tenant building is equal to the square footage of one (1) times the width of the tenant space as measured along the main entrance or frontage.
- (iii) Buildings 3 or More Stories in Height: The total sign area of an attached sign(s) which identifies the building name or principal occupant and which is not attached to a tenant space shall have a maximum square footage of one times the width of the main building frontage in addition to the total sign area allowed in (ii) above.

- (c) Temporary Window Signs:
 - (i) Temporary signs shall not be applied to the same glass pane for more than 60 days within any 6 month period.
 - (ii) Preprinted adhesive or directly painted temporary signs shall not exceed 25% of the glass pane to which it is applied.

(D) Provisions for Residential Zoning Districts

The provisions of Sec. 34.21 (D)(I) through Sec. 34.21 (D)(3) apply to all signs in any residential district, within twenty-five (25) feet of a residential district boundary, within twenty-five (25) feet of a public park of more than one acre, or where a multi-family residential use occurs within a business zoning district.

- (1) General provisions applicable to signs in residential zoning districts.
 - (a) No portion of an illuminated sign shall have a luminance greater than two hundred (200) foot candles.
 - (b) No sign nor part of any sign in a residential zoning district shall move, flash, rotate or change its illumination or copy. Marquee signs which meet all the requirements of either the attached, monument or freestanding sign provisions are allowed.
 - (c) An occupant in a residential zoning district may erect only special purpose signs and special purpose political signs, and premise signs, which include movement control signs and protective signs. Temporary holiday decorations are permitted.
 - (d) The Plan Commission may permit the erection of subdivision entrance signs on any legally erected structure in any single-family, duplex, and quadraplex residential subdivisions. Such signs are exempt from compliance with the provisions of Sec. 34.21 (D)(3). The maximum sign area of such signs shall not exceed thirty-five (35) square feet each. The maximum number of signs permitted for each subdivision shall be two (2) signs per street entrance into the platted subdivision area. The sign height, maximum sign area, location on the site, words, setbacks, a graphic presentation of the sign, and number of signs per subdivision shall be prominently indicated on the plans submitted to the Plan Commission.

Exception: The Building Inspection Department may issue permits on subdivision signs according to the abovementioned criteria and the following:

- (i) The signs are attached to screening walls which are not in the right-of-way (R.O.W.), and,
- (ii) The signs are not internally illuminated.

(2) Freestanding signs

Multi-family and nonresidential sites in residential zones may have freestanding signs subject to the following restrictions

- (a) Freestanding signs shall be limited to monument signs.
- (b) Number of signs: Only one monument sign may be erected on any site, except that where a site possesses frontage on at least two streets, a maximum of two (2) monument signs may be used.
- (c) Setback, Sign Area and Height: A minimum setback of fifteen (15) feet from the street right-of-way and from property lines abutting a single-family use shall be required of all monument signs. No monument sign shall exceed thirty-five (35) square feet in sign area or seven (7) feet in height.
- (d) No part of a monument sign shall be closer than twenty-five (25) feet measured radially to another freestanding sign on an adjacent sign site, nor shall any part of a freestanding sign be closer than one hundred (100) feet radially to another freestanding sign on the same site.

(3) Attached Signs

Attached signs are permitted for multi-family premises and nonresidential uses in residential zoning districts and are subject to the provisions of Sec. 34.21 (C)(4) except that an attached sign shall have a maximum sign area of one-half times the width of the building width with a maximum area of thirty-five (35) square feet.

(4) Signs in Multi-family Developments: All signage within a multi-family development shall be architecturally compatible with the main buildings of the multi-family development in terms of materials, design, style and color.

(E) Variance Procedure/Plan Commission

The variance procedure for signs in the SH 190, IH 30 or IH 635 corridor shall be as set forth in Sec. 30.115 of the Code of Ordinances, with the addition of the following criteria to Sec. 30.115(6).

Where premises are contiguous to elevated portions of the highway and are located in such a manner that sign visibility is affected, a variance in height may be granted up to thirteen (13) additional feet, allowing a maximum height of thirty-five (35) feet.

SEC. 34.22 GLARE AND ILLUMINATION

(A) Glare

- (1) Any use shall be operated so as not to produce glare or direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property. All outside lights shall be made up of a light source and reflector so selected that acting together the light beam is controlled and not directed across any bounding property line above a height of three (3) feet.
- (2) The allowable maximum intensity measured at the property line abutting a residential use shall be 0.5 foot candles.

(B) Parking and Loading Area Lighting

- (1) All off-street parking areas for nonresidential uses in nonresidential districts which are used after dark shall be illuminated beginning at sunset and shall remain continually illuminated until sunrise. The level of intensity of illumination, measured at a height of three (3) feet above the pavement surface, shall be a minimum average of 2.0 footcandles, and a minimum level at any point of at least 0.66 footcandles. Illumination shall be uniformly distributed throughout the lighted area at an average-to-minimum uniformity ratio of 3:1.
- (2) The mounting height of luminaire fixtures shall not exceed the following heights:

Width of Parking Area	Maximum Luminaire Mounting Height
0-60 feet	14 feet
61-l02 feet	20 feet
103 or greater feet	30 feet

- (3) Standards, poles and fixtures shall be of a single color, compatible with the architecture of the building.
- (4) All lighting fixtures shall be restricted to down-light or cut-off types.
- (5) Low-pressure sodium lighting or lighting of similar color shall not be used.

(C) Walkway Lighting

(1) All outdoor pedestrian areas and uncovered walkways, separate from parking or buildings but essential to the nighttime operation of nonresidential uses within nonresidential districts, shall be continually illuminated between sunset and sunrise. The level of intensity of illumination, measured at the walkway surface, shall be a minimum average of 0.8 footcandles, distributed at an average-to-minimum uniformity ratio of 5:1.

- (2) The mounting height of luminaire fixtures shall not exceed 12 feet.
- (3) Pole and wall-mounted fixtures mounted above 6 feet shall be of a down-light or cut-off type.

(D) Accent Lighting

Up-lighting shall be concealed or otherwise positioned in such a manner that the light source cannot be seen from any property line of the site on which the light is located.

(E) Security Lighting

- (1) Pole and wall-mounted fixtures mounted above 6 feet shall be of a down-light or cut-off type.
- (2) If a rear yard security light is mounted higher than 10 feet, it shall be placed at the property line and directed away from adjacent properties.

(F) Recreational Area Lighting

- (1) Lighting for recreational uses such as athletic courts and fields may employ fixtures mounted in excess of the heights described in Sec. 34.22 (C).
- Where recreational uses are adjacent to residential uses, separation by streets notwithstanding, and such recreational use is illuminated in such a matter as to produce a light intensity in excess of 0.5 foot candles at the property line of the residential use, or where the light source is exposed to the residential use, live screening consisting of a variety of tree which normally grows to or in excess of a height of 30 feet shall be planted no more than 30 feet on center along the property line abutting the residential use. Further, the tree variety shall maintain a crown width sufficient to form a continuous screen at heights between 10 feet and 30 feet above grade. Such trees shall be a minimum of one-half the required height at the time of planting.

(G) Thoroughfare Lighting

Lighting provided by governmental entities on public thoroughfares is expressly exempted from this section.

(H) Maintenance

All fixtures and supports shall be painted or otherwise treated to resist rust and corrosion and shall be maintained in an attractive condition and in a manner compatible with the surrounding architecture.

SEC. 34.23 ACCESS, PARKING AND CIRCULATION

(A) Parking Standards

- (1) Stall and Aisle Dimensions:
 - (a) Except as provided in subsection (b) below, minimum dimensions of parking stalls and aisles shall be as shown in Figure 2.
 - (b) On a site where the primary use is not retail, and which has 100 or more spaces, up to 15 percent of the spaces may be set aside for compact cars using the minimum dimensions shown in Figure 3. Any such spaces or aisles shall be conspicuously signed for use by compact cars only. Compact car parking spaces shall not be allowed on a site where the primary use is retail.

(2) Raised Curbing:

- (a) A minimum 6 inch raised curb shall be provided to separate parking areas from all areas (such as landscaped islands at ends of parking rows or sidewalks) not intended for vehicle movement.
- (b) To allow for bumper overhang, raised curbing at the end of parking stalls shall be set back at least two feet from any property line or landscape buffer strip.
- (3) Internal Islands; Sight Triangle:
 - (a) The minimum width of internal islands shall be six (6) feet and shall have a minimum end radius of three (3) feet. The minimum length of the internal islands shall be eighteen (18) feet in full size car parking areas and fifteen (15) feet in compact car parking areas.
 - (b) At all landscaped aisle end islands there shall be a sight triangle having minimum dimensions of 15 feet by 15 feet. Within this triangle, there shall be no walls, fences, signs, or shrubbery higher than 2.5 feet above pavement surface grade. Single trunk trees shall be permitted within this triangle if kept pruned of all leaves and branches below seven feet above pavement grade.

(4) Joint Use of Parking Facilities

(a) Reduction of the total parking space requirement by joint use of the facility may be approved by the Board of Adjustment if peak accumulation for one major parking generator will normally occur at a different time of day than the peak accumulation for another major parking generator.

(b) The developer shall be responsible for providing competent engineering data to support any request to the Board of Adjustment for reduction in total parking space requirement due to joint use.

(5) Multi-Family Developments

(a) A minimum of fifty percent (50%) of the required parking spaces of a multi-family development shall be either an attached enclosed garage or a detached multi-car covered parking structure. Detached covered parking shall function unobtrusively and shall be compatible with the main buildings of the multi-family development in terms of material, design, style and color. Detached covered parking structures, if

used, shall be located near the building served. No detached covered parking structure shall accommodate more than ten (10) spaces or be located closer than ten (10) feet to another parking structure.

- (b) No parking spaces or detached parking structures shall be located adjacent to SH 190, IH 30 or IH 635, and all parking spaces located between any building and the right-of-way of any other public thoroughfare or single-family district shall be screened from view in accordance with subsection 34.20(C)(1) above.
- (c) When garages are used within dwellings, one-car garages shall be a minimum of ten (10) feet wide by twenty (20) feet long, and each garage shall count as one-half (1/2) of a required parking space.
- (d) The storage of recreational vehicles and boats shall not be permitted to occupy required parking spaces, and areas dedicated to such storage shall not be directly visible from any public right-of-way or single-family property line.

(B) Driveway Standards

- (1) Maximum Number of Driveways; Minimum Corner Clearance:
 - (a) The maximum number of driveways for each platted lot and the minimum spacing between such driveways shall be as provided for in Figure 4.
 - (b) The minimum corner clearance between a driveway and an intersection shall be as provided for in Figure 5. Corner clearance means the distance between the intersection of the ultimate projected curb lines of the two streets and the point of tangency of the driveway curb return at the street curb. In no case shall the driveway curb-cut encroach into the curb return of a street intersection. Encroachment by the curb return of a driveway onto the frontage of an adjoining property shall be allowed only if a common access easement

- or other agreement has been entered into between the adjoining property owners and filed for record with Dallas County.
- (c) The requirements of subsection (b), above, notwithstanding, every platted lot shall be permitted to have at least one driveway of minimum width onto each street which the lot abuts.
- (2) Design Standards; Storage Length:
 - (a) Driveway design standards shall be as provided for in Figure 6.
 - (b) Driveway storage the distance between the street right-ofway line and the near side of the first intersecting interior aisle or parking stall. The minimum length of driveway storage shall be as provided for in Figure 7.

(C) Loading and Unloading Areas

- (1) General Criteria:
 - (a) Driveways, aisles, maneuvering areas, and truck berths shall be designed to accommodate the largest vehicles that would normally be expected to use those particular driveways, aisles, maneuvering areas, and truck berths.
 - (b) Whenever possible, the site should be designed for counterclockwise circulation of large trucks. This is because left turns and left-hand backing maneuvers are easier and safer since the driver's position is on the left-hand side of the vehicle.
 - (c) All parking, loading and maneuvering of trucks shall be conducted off-street on private property.
 - (d) Required vehicle parking will not be allowed within the truck dock apron space.
- (2) Truck Berths at Loading Docks:
 - (a) A truck berth means an area which is designed for trucks to back up to for loading and unloading at truck bed level.
 - (b) The minimum dimension of a truck berth shall be as shown in Figure 8.

(D) Street Design Elements

- (1) Right-of-Way Requirements:
 - (a) On Type A or B arterials, the minimum width of the arterial right-of-way prescribed by the Thoroughfare Plan shall

include sufficient additional right-of-way width near the intersection with other Type A or B arterials to provide for the future construction of turn lanes. The amount of additional right-of-way shall be as specified in Figure 9.

- (b) In addition to the right-of-way width prescribed by the Thoroughfare Plan, and by subsection (a) above, additional right-of-way or pedestrian easement shall be dedicated to provide for the following minimum parkway widths:
 - (i) Type A, B, or C designated streets: 20 feet
 - (ii) Type D designated streets: 15 feet

If pedestrian easement is dedicated, it may fall within the landscape buffer strip.

- (c) Where projected traffic volumes entering or leaving a proposed development are likely to interfere with the peak traffic flow on the adjoining street, additional right-of-way and construction in the form of channelized acceleration or deceleration lanes may be required.
- (1) Median Openings:
 - (a) To the greatest extent practicable, median openings shall be located at public street intersections or major driveways.
 - (b) Cross access easements shall be encouraged to provide each platted lot access to at least one median opening on each divided street which that lot abuts.
 - (c) Minimum spacing (nose to nose) between median openings shall be governed by the following criteria:
 - (i) The minimum distance between median openings, the minimum length of the full-width left-turn bay and the length of one transition into the left-turn bay shall be as shown in Figure 10.
 - (ii) The minimum length of full-width median (between the transitions into left-turn bays) shall be 100 feet.
 - (d) Left-turn bays shall be provided at all median openings except where the particular left-turn movement is prohibited.

FIGURE 2
PARKING DESIGN STANDARDS
FULL SIZE CARS

(Angles in degrees; all other dimensions in feet)

Parking Angle	Stall Width	Stall Depth	Minimum Aisle One-Way	Width Two- Way	Aisle Length Per Stall	Module Width One- Way	(Wall to Wall) Two- Way	Curb Over- hang
Α	В	С	D	D	E	F	F	G
Parallel	8.0	8.0	12.0	20.0	22.0*	28.0	36.0	0.0
	8.5	8.5	11.5	20.0	22.0*	29.0	37.0	0.0
	9.0	9.0	11.0	20.0	22.0*	30.0	38.0	0.0
20 deg.	8.0	12.3	11.0	20.0	23.4	35.6	44.6	0.7
	8.5	12.3	11.0	20.0	24.9	35.6	44.6	0.7
	9.0	12.3	11.0	20.0	26.3	35.6	44.6	0.7
30 deg.	8.0	14.6	11.5	20.0	16.0	40.7	49.2	1.0
	8.5	14.6	11.0	20.0	17.0	40.2	49.2	1.0
	9.0	14.6	11.0	20.0	18.0	40.2	49.2	1.0
45 deg.	9.0	17.3	12.0	20.0	12.7	46.6	54.6	1.4
	9.5	17.3	11.5	20.0	13.4	46.1	54.6	1.4
	10.0	17.3	11.0	20.0	14.1	45.6	54.6	1.4
50 deg.	9.0	18.0	13.0	20.0	14.0	49.0	56.0	1.5
	9.5	16.0	12.5	20.0	14.8	48.5	56.0	1.5
	10.0	18.0	12.0	20.0	15.6	48.0	56.0	1.5
60 deg.	9.0	18.8	16.0	20.0	10.4	53.6	57.6	1.7
	9.5	18.8	15.5	20.0	11.0	53.1	57.6	1.7
	10.0	18.8	15.0	20.0	11.6	52.6	57.6	1.7
75 deg.	9.0	19.1	23.0	23.0	9.3	61.2	61.2	1.9
	9.5	19.1	22.5	22.5	9.8	60.7	60.7	1.9
	10.0	19.1	22.0	22.0	10.4	60.2	60.2	1.9
90 deg.	9.0	18.0	24.0	24.0	9.0	N/A	60.0	2.0
	9.5	18.0	23.5	23.5	9.5	N/A	59.5	2.0
	10.0	18.0	23.0	23.0	10.0	N/A	59.0	2.0

^{*} For parallel stalls, the following alternate design is recommended: 18 foot long parking stalls with an 8 foot long marked maneuvering area between every other space.

FIGURE 3
PARKING DESIGN STANDARDS
COMPACT CARS

(Angles in degrees; all other dimensions in feet)

Parking Angle	Stall Width	Stall Depth	Minimum Aisle One-Way	Width Two- Way	Aisle Length Per Stall	Module Width One- Way	(Wall to Wall) Two- Way	Curb Over- hang
Α	В	С	D	D	E	F	F	G
Parallel	7.0	7.0	10.0	20.0	18.0	24.0	34.0	0.0
	7.5	7.0	10.0	20.0	18.0	24.0	34.0	0.0
	8.0	7.0	10.0	20.0	18.0	24.0	34.0	0.0
20 deg.	7.0	10.3	10.0	20.0	20.5	30.6	40.6	0.6
	7.5	10.3	10.0	20.0	22.0	30.6	40.6	0.6
	8.0	10.3	10.0	20.0	23.4	30.6	40.6	0.6
30 deg.	7.0	12.3	10.0	20.0	14.0	34.5	44.5	0.9
	7.5	12.3	10.0	20.0	15.0	34.5	44.5	0.9
	8.0	12.3	10.0	20.0	16.0	34.5	44.5	0.9
45 deg.	8.0	14.5	10.0	20.0	11.3	39.0	49.0	1.3
	8.5	14.5	10.0	20.0	12.0	39.0	49.0	1.3
	9.0	14.5	10.0	20.0	12.7	39.0	49.0	1.3
50 deg.	8.0	15.0	10.0	20.0	10.5	40.1	50.1	1.4
	8.5	15.0	10.0	20.0	11.1	40.1	50.1	1.4
	9.0	15.0	10.0	20.0	11.8	40.2	50.2	1.4
60 deg.	8.0	15.8	12.5	20.0	9.3	44.0	51.5	1.6
	8.5	15.8	12.0	20.0	9.8	43.5	51.5	1.6
	9.0	15.8	11.5	20.0	10.4	43.0	51.5	1.6
75 deg.	8.0	16.0	17.5	20.0	8.3	49.4	51.9	1.8
	8.5	16.0	17.0	20.0	8.8	48.9	51.9	1.8
	9.0	16.0	16.5	20.0	9.3	48.4	51.9	1.8
90 deg.	8.0	15.0	N/A	20.0	8.0	N/A	50.0	1.8
	8.5	15.0	N/A	20.0	8.5	N/A	50.0	1.8
	9.0	15.0	N/A	20.0	9.0	N/A	50.0	1.8

NOTE: Spaces designated specifically for compact cars shall be grouped together and conspicuously signed compact cars only.

FIGURE 4

MAXIMUM NUMBER OF DRIVEWAYS AND MINIMUM SPACING BETWEEN DRIVEWAYS (Per platted lot)

Land Use	Frontage (Feet)	Maximum Number Of Driveways Per Property	Minimum Spacing Between Driveways On Same Property
Single-Family Residential	Less than 60	1	N/A
Single-Family Residential	60 or more	2	20
Multi-Family, Commercial, or	Less than 120	1	N/A
Industrial	120 to 500	2	75
	More than 500	1 per 500 plus 1	100

NOTE: State standards, if more restrictive, shall apply for properties fronting State Highway 190 and State Highway 78.

FIGURE 5

MINIMUM CORNER CLEARANCES BETWEEN DRIVEWAY AND INTERSECTION

MINIMUM CORNER CLEARANCE

Type Of Street	Type Of Street	Approach Side Of	Departure Side Of
Driveway Is On	Intersection	Intersection	Intersection
Arterial	Arterial	150	100
Antonial	O alla atam	400	70
Arterial	Collector	100	70
Arterial	Local	50	30
Collector	Arterial	100	70
Collector	Collector	70	50
Collector	Local	40	30
		10	
Local	Arterial	50	30
Local	Collector	40	30
Local	Local	30	30

NOTE:

- 1) "Arterial" is any Type A, B, or C thoroughfare on the City of Garland Thoroughfare Plan; "Collector" is any Type D, E, or F thoroughfare on that Plan and "Local" is any other street.
- 2) The above distances notwithstanding, any platted lot may have at least one minimum width driveway onto each street which the lot abuts.
- 3) Service roads shall be classified as an arterial for driveway purposes.

FIGURE 6

DRIVEWAY DESIGN STANDARDS

Driveway Width In Feet Driveway Curb Radius In Feet

1 111				
Land Use	Minimum	Maximum	Minimum	Maximum
RESIDENTIAL				
11201211111111				
Cinale Femily	40	25		40
Single-Family	10	25	5	10
Multi-Family	20	30	15	30
COMMERCIAL				
COMMERCIAL				
000				
Office	24	30	15	30
Retail	24	30	15	30
- rotali				
Comica Stations	24	40	15	20
Service Stations	24	40	15	30
Industrial	30	45	25	50
DIVIDED DRIVEWAYS				
DIVIDED DIVIVEWATO				
14 1/15 11 0/11	10			
Multi-Family, Office or Retail	18 1	to 25	15	to 30
1				

^{*} Must have a raised, landscaped median at least 6 feet wide; approach widths are for each side.

NOTE:

- 1. One-Way Commercial Driveway Width Minimum 15 feet Maximum 25 feet.
- 2. The driveway width is measured at the point where the curb return radii (from the public street) end.
- 3. Special provisions for single family residential driveways accessing a paved, dedicated alleyway may be allowed to provide a maximum driveway width not to exceed 50 feet or 1/3 the total lot width whichever is less.
- 4. Where the width of an aisle changes or where the approach width is different than the width of the aisle or driveway farther into the property, the following formula shall be used to determine the minimum taper length:

L = 20 x W where L = taper length and W = difference in width

FIGURE 7
MINIMUM DRIVEWAY STORAGE LENGTH

Number Of Parking Spaces Per Driveway	Minimum Storage Length* (Feet)	
Less Than 50	18	
50 to 200	50	
More Than 200	78	

^{*}Storage length is defined as the distance between the street right-of-way line and the first intersecting aisleway or parking stall on site.

FIGURE 8

DESIGN STANDARDS FOR TRUCK LOADING BERTHS

(All dimensions are in feet)

MINIMUM APRON SPACE REQUIREMENTS

Length Of Design Vehicle	Width Of Berth	Apron Space Required
(L)	(W)	(A)
Single-Unit Truck or 35' Tractor	10 12 14 or more	46 43 39
40' Tractor Trailer	10 12 14 or more	48 44 42
45' Tractor Trailer	10 12 14	57 49 48
50' Tractor Trailer	10 12 14 or more	63 56 53

NOTE: The apron space (A) is measured from the outermost part of any vehicle or other possible obstruction in the area of the maneuver. Four general conditions are presented: 1) Single-berth unobstructed dock where the apron distance is measured from the fact of the dock; 2) Post-supported canopy where the distance is measured from the posts; 3) Alongside other vehicles where the distance is measured from the outermost point of the other vehicles; and 4) Driveways and stalls where the distance is measured from the outermost obstruction such as curb, pole, wall or parked vehicle.

FIGURE 9

ADDITIONAL RIGHT-OF-WAY REQUIREMENTS AT MAJOR INTERSECTIONS (All dimensions in feet)

- I. CORNER RADIUS In addition to the additional right-of-way required below, a corner clip or radius shall be dedicated to provide a 10-foot minimum parkway width behind a 75 foot curb radius.
- II. ADDITIONAL RIGHT-OF-WAY ON APPROACH SIDE

Distance	Additional		
From	R.O.W.		
Intersection	Required		
0 to 190	19		
190 to 600	19 tapering to 0		

III. ADDITIONAL RIGHT-OF-WAY ON EXIT SIDE

Distance From Intersection	Additional R.O.W. Required	
0 to 225	8	
225 to 600	8 tapering to 0	

FIGURE 10

MINIMUM LENGTHS OF LEFT-TURN BAYS, TRANSITIONS AND DISTANCE BETWEEN MEDIAN OPENINGS

Type Street On	Type Street At	Minimum Length of Full-Width Bay (Feet)	Length of Transition (Feet)	Minimum Distance to Next Median (Feet)
A or D	A or D	250	100	500
A or B	A or B	250	100	500
A or B	С	175	100	425
A or B	Any other street or driveway	100	100	350
C	A or B	175	100	425
С	Any other street or driveway	100	100	350
Any other divided street	Any street or driveway	100	100	350

NOTE: A, B, & C refer to the designations on the City of Garland Thoroughfare Plan.

SEC. 34.24 UTILITIES (This section shall apply only to the SH 190 Corridor)

(A) Underground Utilities Required Except Under The Following Conditions:

- (1) In this section the following definitions shall apply:
 - (a) "Transmission line" shall mean any line, wire, or cable which distributes, transmits or delivers a utility service from a substation or generating plant to a feeder system.
 - (b) "Feeder line" shall mean any line, wire, or cable which distributes, transmits or delivers a utility service to a general area and not a specific end user.
 - (c) "Lateral line" shall mean any line, wire, or cable used to distribute, transmit, or deliver a utility service from a feeder line to two or more sites or end users of the utility service.
 - (d) "Service line" shall mean any line, wire, or cable used to distribute, transmit, or deliver a utility service from a feeder or lateral line to an end user.
- (2) Electric utility lines which are no closer than 800 feet to the center line of S.H. 190 may be placed overhead, except that transmission lines may be placed overhead no matter where they are located. As land use and street patterns begin to emerge in the development corridor, the 800 foot limit shall be determined by the location of streets, alleys and other physical features which generally correspond to an 800 foot distance from the center line of S.H. 190. As a logical boundary line is established, it shall be graphically delineated and adopted as part of this ordinance.
- (3) Electrical distribution feeder lines which cross S.H. 190 may be placed overhead with the approval of the Plan Commission provided that they cross at <u>+</u> 10 degrees perpendicular to the center line of S.H. 190 and that crossings are made at planned locations.
- (4) The Plan Commission may approve overhead placement of distribution feeder and lateral lines if it is demonstrated that placement underground would be an undue financial hardship and that measures will be taken to minimize the visual impact of overhead utilities. Such measures shall include:
 - (a) Construction alternatives.
 - (b) Coordination and sharing of facilities and easements among all utilities with overhead lines.
 - (c) Placement of overhead lines behind structures in alleys and easements rather than in the street.

(d) Auxiliary equipment for underground utility service such as transformers, connection enclosures, switching devices and amplifiers may be pad mounted on grade or placed underground.

(B) Additional Utility Requirements

- (1) All electrical distribution service lines shall be placed underground.
- (2) All utility companies and City departments which provide utility service within the SH 190 development corridor shall share facilities and easements where possible to minimize the visual impact of overhead utilities.
- (3) Any utility lines in place prior to the effective date of this ordinance that are contrary to same are non-conforming. However, relocation or substantial improvement of existing utility lines shall occur in accordance with the standards set forth herein. "Substantial improvement" shall mean any improvement which results in an increase in the capacity of existing lines, such as the addition of lines or upgrading the size of lines.
- (4) Nothing contained herein is intended to alter the intent of any electrical franchise agreement ordinance.

(C) Spring Creek Preserve

Utilities within the ecological boundary of the Spring Creek Forest Preserve shall meet the following requirements.

- (1) Utilities shall only be allowed to cross the Spring Creek Forest Preserve in those areas designated as suitable crossing channels.
 - (a) Overhead Utilities. Crossings shall be made only along existing roads. The lines should be situated such that no tree pruning will be necessary. Any tree pruning that does occur shall be performed by a recognized arborist. Alignments through the Spring Creek Forest Preserve shall be approved by the Plan Commission.
 - (b) Underground Utilities. Utility lines that function independently of gravity shall be routed such that they cross the Preserve along Holford Road and North Garland Avenue. All construction activity shall be confined to the road right-of-way. Gravity-powered lines needing access to the creek shall cross through the Preserve only in the areas so designated in the Spring Creek Forest Preserve Master Development Study, 1991. Each collector line easement shall contain a collector capable of having connections from multiple sources to ensure service to all properties.
- (2) In addition to being restricted to designated crossing points, construction activities shall be subject to the following conditions:

- (a) Under the observation of the Parks and Recreation Department the exact path shall be surveyed, marked and photographed in order to establish a record of preconstruction conditions. A tree survey shall be performed as part of the final design to locate each tree in the easement, determining size, species and location. Final design of the utility line should be based on minimizing impact to existing vegetation.
- (b) No tree six inches "diameter at breast height" or larger is to be removed during construction without prior written approval of the Parks and Recreation Department.
- (c) The easement shall not exceed 15 feet with a maximum working width during construction of 20 feet.
- (d) Top soil shall be saved and replaced following construction activities. Creek beds, channel banks and all ground surfaces shall be restored to original contours. Temporary erosion control plans shall be developed for activities during construction and engineering plans shall incorporate permanent erosion control measures.
- (e) The surface shall be revegetated with native vegetation saved from the construction site and replanted following construction. The Parks and Recreation Department shall observe the removal and replacement of top soil and vegetation.
- (f) Underground utilities shall be constructed so as to prevent ground water from seeping into the filled trench and flowing to the creek.

(D) Technical Utility Coordination Committee

A Technical Utility Coordination Committee is hereby established. The purpose of this committee shall be to review and coordinate utility placement, both overhead and underground, utility construction plans, and long-range planning for utility demand and facilities.

- (1) The committee shall be composed of representatives of all companies and City departments which provide utility service within the SH 190 corridor, including:
 - (a) Garland Power and Light
 - (b) TU Electric
 - (c) GTE Southwest
 - (d) TCI Cablevision of the Metroplex, Inc.
 - (e) Lone Star Gas Company

(f) City of Garland Department of Water Utilities

The Director of Engineering shall serve as Chairman. He shall be responsible for establishing meeting times and coordinating the committees' activities. The Director of Planning shall serve in an advisory capacity.

SEC. 34.25 WATERSHED MANAGEMENT (This section shall apply only to the SH 190 Corridor)

(A) Site Drainage

Site drainage is the responsibility of each developer and shall be in accordance with Chapter 31, Code of Ordinances of the City of Garland, the Garland Storm Drainage Study 1976, the Rowlett and Spring Creek Floodplain Management Study 1988, and any subsequent studies implemented by the City of Garland.

- (1) Each site developer shall take measures to mitigate impacts to downstream and adjoining property from stormwater runoff and sedimentation.
- (2) Building sites shall require, to some degree, on-site detention as determined by the Engineering Department, to insure the needed mitigation.

(B) Alteration of the Floodplain

No alteration of the floodplain of Spring Creek and Rowlett Creek shall take place unless in compliance with the provisions of the November 1988 Rowlett and Spring Creek Floodplain Management Study as adopted by the City of Garland in Chapter 31, Article VIII of the Code of Ordinances, as amended.

(C) Continuous Greenbelt Established

A continuous greenbelt shall be established along the creek corridors of Rowlett Creek and Spring Creek. Each development adjacent to the greenbelt shall handle stormwater runoff as to minimize negative impacts.

(D) Buffer Zone Established

A buffer zone consisting of an open space buffer strip, street, alley, or 15 foot minimum access easement (exclusive of the Spring Creek Forest Preserve) along the edge of the fully developed 100 year floodplain boundary shall be established to assure access for maintenance and provide for separation of the flood zones/greenbelt and development. Where the flood fringe slope is greater than 5 percent, the access easement shall be measured from the edge of the floodplain.

(E) Spring Creek Forest Preserve Requirements

Special precautions shall be taken when developing within the drainage area abutting the ecological boundary of the Spring Creek Forest Preserve. A demonstrated effort shall be made, including submittal of information for evaluation, to provide for the following:

- (1) No alteration or channelization of Spring Creek within the ecological boundary of the Spring Creek Forest Preserve shall be permitted except where required for public safety and welfare as approved by City Council.
- (2) Existing surface drainage patterns from properties adjoining the Spring Creek Forest Preserve are to be maintained. Changes of more than <u>+</u> 10 percent to the current calculated volume and velocity shall be prohibited as it leaves the site.
- (3) Drainage channels shall not be altered or moved.
- (4) Soil absorption and runoff rates shall closely approximate predevelopment rates through the use of such methods as stormwater retention/detention, diffused stormwater discharges, and similar measures.
- (5) Preservation of existing trees, especially oak, pecan, walnut, cedar, ash and elm species, shall be accomplished to the maximum extent possible.
- (6) Utility construction shall take place in pre-determined utility corridors identified in the Spring Creek Forest Preserve Master Development Study. Construction shall follow standards outlined in Sec. 34.24 (C)(2) and shall include revegetation with native plant materials.
- (7) A street shall function as the primary buffer between the Spring Creek Forest and adjacent property. This buffer street shall be 27 feet wide, curvilinear in design and discontinuous across major thoroughfares, and shall have no direct driveway access.

(F) Temporary Erosion, Sediment and Water Pollution Control

Contractors performing site work shall meet the provisions of "Temporary Erosion, Sediment and Water Pollution Control", Item 3.12 of the Standard Specifications for Public Works Construction - North Central Texas

SEC. 34.26 WATER QUALITY PROTECTION

(A) Outside Storage of Chemicals

All outside storage of chemicals or chemical wastes which exist as liquids at ambient temperatures must be conducted in a manner which will prevent the leakage or spillage of those chemicals or chemical wastes to the storm sewer or any appurtenance to the storm sewer. The following

spill prevention requirements shall be met:

(1) Drum Storage:

Drum storage shall be on an impervious surface, surrounded by an impervious dike or containment curb with no direct connections to the sanitary sewer or storm sewer. The diked enclosure shall be of sufficient volume to contain 10 percent of the total volume of drums stored or 100 gallons, whichever is greater.

(2) Bulk Storage Tanks

Bulk storage tanks shall be installed on an impervious surface and surrounded by an impervious dike, containment curb, or pit with no direct connection to the sanitary sewer or storm sewer. The containment enclosure shall be of sufficient volume to contain the total volume of the single largest tank plus 5 percent of the volume of the single largest tank to account for impounded rainwater.

(B) Railroad Tank Car and Tank Truck Unloading/Loading Facilities

(1) Tank Truck Unloading/Loading Facilities:

A system of containment curbs shall be used for tank truck unloading/loading areas, using ramps to provide truck access into the confines of the containment curb. The curbed enclosure shall be of sufficient volume to contain the total volume of any single tank truck unloading or loading at the facility.

(2) Railroad Tank Car Unloading/Loading Facilities:

A trenching or similar system shall encompass each railroad tank car unloading/loading facility. The trench shall be designed to carry away any spill to a containment basin, holding pond, or lagoon, with sufficient volume to contain the total volume of any single railroad tank car unloading or loading at the facility.

(C) Disposal of Impounded Stormwater from Spill Containment Areas

(1) Drum storage areas, tank farms, and tank truck/tank car unloading/loading areas shall be visually inspected no less than once each week for evidence of leakage or spills of chemicals. These areas shall be maintained in a condition free of accumulated chemicals to minimize contamination of storm water."

Section 2

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 3

That Chapter 34, "Zoning", of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect and except as amended by this Ordinance.

Section 4

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 5

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the 15th day of May, 2001.

THE CITY OF GARLAND, TEXAS

Jim Spence Mayor

ATTEST:

Ranette Larsen City Secretary